

NAPLES PLANNING & ZONING COMMISSION  
January 9, 1986

MINUTES

This regularly scheduled meeting of the Naples City Planning and Zoning Commission was held January 9, 1986 at the Naples City Office. Robert Kay, Chairman, called the meeting to order at 7:10 P.M.

Commission Present

Robert Kay, Chairman; Wesley Bowden, Charles Olsen, and Shane Mayberry.

Alternates Present

Lowell Page

Commission Absent

Brad Gale, Norman Haslem

Alternates Absent

Phillip Manwaring

Council Representative

Dennis Judd, absent.

Barwitts Kennels - No Show

Welcome

Robert Kay, Chairman, welcomed Lowell Page to his new position as alternate Commissioner. Robert Kay then turned the time over to Craig Blunt to present the Planning Certificate program package, "The Planning Commission."

Those in attendance:

Council Member: Dan Olsen

Board of Adjustment Members: Duane Wall, Robert Hunt, Lynn McCarrell, Howard Weaver

Zoning Members: Lowell Page, Shane Mayberry, Wesley Bowden, Charles Olsen, Robert Kay

Presentation Given

Discussion followed.

Naples Planning & Zoning Commission  
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**Approval of Minutes**

Charles Olsen moved to approve the minutes of the December 19, 1985 meeting. Wesley Bowden seconded, the motion passed unanimously.

**Other Business**

Refreshments for education packages. The alternate members are to bring refreshments.

**Adjournment**

No other business having come before the commission, Charles Olsen moved to adjourn at 8:10 P.M.

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Robert Kay, Chairman

ATTEST

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Craig Blunt  
Secretary

NAPLES PLANNING & ZONING COMMISSION  
January 16, 1986

MINUTES

The regularly scheduled meeting of the Planning & Zoning Commission was cancelled for January 16, 1986.

"Zoning and the Zoning Ordinance" package will be shown with "The Planning Process" on January 23, 1986.

Next meeting will be January 23, 1986 at 7:00 P.M.

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1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 26

NAPLES PLANNING & ZONING COMMISSION  
February 13, 1986

MINUTES

This regularly scheduled meeting of the Naples City Planning and Zoning Commission was held February 13, 1986 at the Naples City Office. Chairman Robert Kay called the meeting to order at 8:00 P.M. Those in attendance were:

Commission Present

Chairman, Robert Kay, Wesley Bowden.

Commission Absent

Norman Haslem, Brad Gale, Charles Olsen, Shane Mayberry.

Alternates Present

Lowell Page

Alternates Absent

Phillip Manwaring

Council Representative

Dennis Judd, present.

Others Present

Craig Blunt, Dan Olsen, Terry Palmer, Robert Hunt.

C-1 Zone: Request for Auto Body Repair & Painting Shop

(See section 02-22-005) Request requires a conditional use permit. Request is being made by Terry Palmer. Business name, "The Auto Shop," location, 2035 South 1500 East, Naples.

Craig explained the proposal and existing conditions as follows:

1. Limited space for parking - lot 12,000 square feet, 80 x 150, one house with renters 1,029 square feet, shed and office 192 square feet and shop 190 square feet, leaving 9,879 square feet.
2. Close to residents - residents to the west 30 feet, to the east 68 feet, to the north 67 feet. Dan's Tire is to the south.
3. C-1 Zone special regulations 02-22-004-1-3, Free of Objectionable Dust and Order, etc.
4. C-1 Uses 02-22-005, auto mechanic and repair enclosed in a building.

5. There had been complaints of storing junk cars and blocking mail-boxes at this location 2035 South 1500 East.
6. There was a conditional use for Gary Bascom for minor auto body repairs expired  $1\frac{1}{2}$  years ago.

Terry Palmer discussed the future use of his property showed sketch drawing of his house, shop, shed and office and his parking or storing needs for his business.

There is a 7 foot cedar fence to the north that needs some repair explained the easements to the properties behind his property. He has 23 cars parked in the area some he owns, 14 are customers' cars.

Discussion followed.

Basis for issuance of conditional use permit was read. Discussion followed.

Dennis Judd moved that a special meeting be called and the neighbors within 500 feet be notified of the proposal and invited to attend the meeting, February 27th, 1986 at 8:30 P.M. Lowell Page seconded, the vote was unanimous.

#### Adjournment

No other business having come before the Commission, Wesley Bowden moved to adjourn until February 27, 1986 at 8:30 P.M.

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Robert Kay, Chairman

ATTEST

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Craig Blunt,  
Secretary

**NAPLES PLANNING & ZONING COMMISSION**  
**February 27, 1986**

**MINUTES**

This special meeting of the Naples Planning & Zoning Commission was called for at the February 13, 1986 regular meeting. This special meeting was held February 27, 1986 at the Naples City Office. chairman Robert Kay called the meeting to order at 7:45 P.M. Those present were:

**Commission Present**

Robert Kay, Chairman; Wesley Bowden, Shane Mayberry and Charles Olsen.

**Commission Absent**

Brad Gale and Norman Haslem.

**Alternates Present**

Lowell Page

**Alternates Absent**

Phillip Manwaring

**Council Representative**

Dennis Judd, present.

**Others Present**

Craig Blunt, Kay White, Carma Stevens, Mabel Richardson, Bill richardson, Clawson Elliott, Karma Smuin, Terry Palmer, Dan Olsem, Greg Olsen, Sherry Sadlier, and Ivan Sadlier.

**Conditional Use Permit Re: Terry Palmer**

It was noted for the record that all residents within 500' of Mr. Palmer's business were notified of the request for a conditional use permit and were asked to attend this meeting.

Also noted for the record were letters from: Karren Investments, Orval Stevens, and Raymond & Vergie Gee.

Zoning Administrator Craig Blunt presented the proposal for issuance of the Conditional Use Permit. Reference was made to Section 02-06 of the Zoning Ordinance on Conditional Use Permits in a C-1 Zone. Uses are outlined in 02-06-005 and set the basis for issuance of the conditional use permit.

The business is located at 2035 S. 1500 E. Lot size is 80' x 150', 12,000 sq. ft. It also has 80' of frontage on 1500 E. Hwy. 40. There is a residential house on the same lot as the proposed shop. The shop size is 30' x 30', 900 sq. ft.

The following pre-existing conditions are present: The location was used by Gary Bascom for a minor auto body repair shop. However, it has not been used for this purpose since 1984 - approximately 1½ years.

Terry Palmer is requesting a business license for an auto mechanic and auto body repair and painting shop.

Dan's Tire is south; East Hwy 40 is on the west; a residential home belonging to Keith Smuin is on the east; and a residential home belonging to Kay White is on the north.

An ownership plat, as well as a sketch of the proposed business location was presented for review.

Chairman Kay asked for comments from those present.

Mrs. Kay White: Her concerns were: The fence is in need of repair; cars have been stacked and are higher than the 6' fence.

Mrs. Carma Stevens: She would like a time limit set for working on the cars. There is a lot of pounding with the auto body repairs done late at night. She would like the restrictions set from 7:00 A.M. to 8:00 P.M.

Mabel Richardosn: No comment.

Clawson Elliott: There is an irrigation ditch running east and west on the south of the shp that has been driven over, the banks are broken in, etc., by Mr. Palmer moving his cars in and out. The ditch needs to be repaired and the cars stopped from being driven over it. He stated he has never had trouble with the ditch before.

Mrs. Keith Smuin: I have an easement to my home which is behind Mr. Palmer's place. She would like him to stay on his own property and keep it cleaned up.

Ivan Sadlier: He has a second 60' easement south of Mr. Palmer's place and adjacent to Dan's Tire with the ditch running between Mr. Palmer's right of way and his. He does not want cars parked in his easement. Also, the fence that separated the easements needs to be put back up. Mr. Palmer has driven over it and the ditch as well. They need to be fixed up as before.

Mr. Sadlier" Mr. Palmer tore through the fence to get his equipment through. It was a nice fence with wire and cemented posts and lilac bushes.

Mrs. Stevens: She stated she did not want a salvage/junk yard next door.

Mrs. Gee: She would like the noise kept down and the nighttime work hours restricted.

Discussion followed.

Chairman Kay asked Mr. Palmer to comment on each of the concerns of his neighbors.



Mr. Palmer stated he doesn't feel there is a problem but would clean up and repair his yard. Mr. Palmer is opposed to working hour limitations. He does most of his auto repairs at night, because he works other jobs - sawmill - during the day.

Dennis Judd asked Mr. Palmer about the fence he tore down. Mr. Palmer said the fence was in bad shape so he tore it out.

Mrs. Sather: She stated Mr. Palmer tore through the fence to get his equipment through. she said it was a nice fence with wire and cemented posts and lilac bushes.

The Planning Commission listed ten (10) conditions as follows:

1. No junk cars or stacking of cars, cannot use property for a junk yard.
2. Limit is six (6) cars associated with the auto shop for making of repairs.
3. Conduct the business as such not to disturb or cause a nuisance for the neighbors.
4. No parking on the street of cars to be repaired or cars that have been repaired or cars owned by employees or owners.
5. No cars blocking or stored on right-of-ways or easements.
6. Renters are limited to 3 cars.
7. Fences kept in good repair, 6' high.
8. Restore ditches and fence on Dan's Tire easement, use only your own right-of-way and/or easement.
9. One year permit limit.
10. Must be in compliance by April 12, 1986.

The conditions as listed above were read aloud and Mr. Palmer was asked to comment on each of the conditions. Mr. Palmer said he did not want his working hours at night to be limited - the other conditions were fine. Discussion followed.

Chairman Kay asked those present if these conditions covered their concerns and if these conditions were enforced, whether or not they would allow the business to be approved.

All those present with the exception of Mrs. Stevens and Mr. & Mrs. Gee were in favor of the permit being issued if the conditions, as set above, were enforced.

Dennis Judd moved the Planning Commission recommend to the Council that they approve the issuance of a business licens to "The Auto Shop" owner Terry Palmer with a conditional use permit with the 10 conditons listed as prescribed by the Naples Planning & Zoning Commission. wesley Bowden seconded, the motion passed with all members present voting aye.

#### Adjournment

No other business having come before the Planning & Zoning Commission, Wesley Bowden moved the meeting be adjourned. Shane Mayberry seconded, the motion

passed, the meeting was adjourned.

NAPLES PLANNING & ZONING COMMISSION

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Robert Kay  
Chairman

ATTEST:

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Craig Blunt  
Zoning Administrator

NAPLES PLANNING & ZONING COMMISSION  
MARCH 9, 1989

MINUTES

The regularly scheduled meeting of the Naples Planning and Zoning Commission meeting was called to order by Chairman Shane Mayberry at 8:10 p.m.

Commission Report:

Shane Mayberry, Susan Dart, Craig Martin  
Charles Olsen, Dean Baker

Commission: Report:

Phillip Manwaring, Von Moody, Robert Hunt

Council Representative:

Dennis Judd (absent)

Others Present:

Minutes of January 12, 1989, February 9, 1989

Dean Baker moved the Commission to approve the minutes of January 12, 1989 and February 9, 1989. Susan Dart seconded. The motion passed unanimously.

Bethel Chapel and State of Utah Re-zone proposal continuation review and report:

Bethel Chapel proposal for re-zone was reviewed briefly. Then Lynn Williams, representative of Bethel Chapel, reported he was unable to secure adjacent property owners permission to down zone to C-1. The Commission suggested that possibly a majority of land owners (of the entire neighborhood) signatures could possibly influence the Allens and Hikobell, the adjacent parcel, to down zone to C-1. The commission should still require that West Star Roping Club also consent to down zone before the commission could consider the down zone requested proposal.

Having no other matters of business before the commission the meeting adjourned at 9:00 p.m.

Approved By: \_\_\_\_\_  
Shane Mayberry  
Chairman

Attested By: \_\_\_\_\_

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NAPLES PLANNING & ZONING COMMISSION  
March 13, 1986

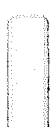
NO AGENDA

Due to lack of business, our regularly sheduled meeting of March 13, 1986 will be cancelled.

April 10, 1986 will be our next meeting. Plan on reviewing maps, rough draft of master plan and ordinances.

APPROVED BY: \_\_\_\_\_

ATTESTED BY: \_\_\_\_\_



NAPLES PLANNING & ZONING COMMISSION  
April 10, 1986

MINUTES

This regularly scheduled meeting of the Naples City Planning & Zoning Commission was held April 10, 1986 at the City Offices.

Commission Present

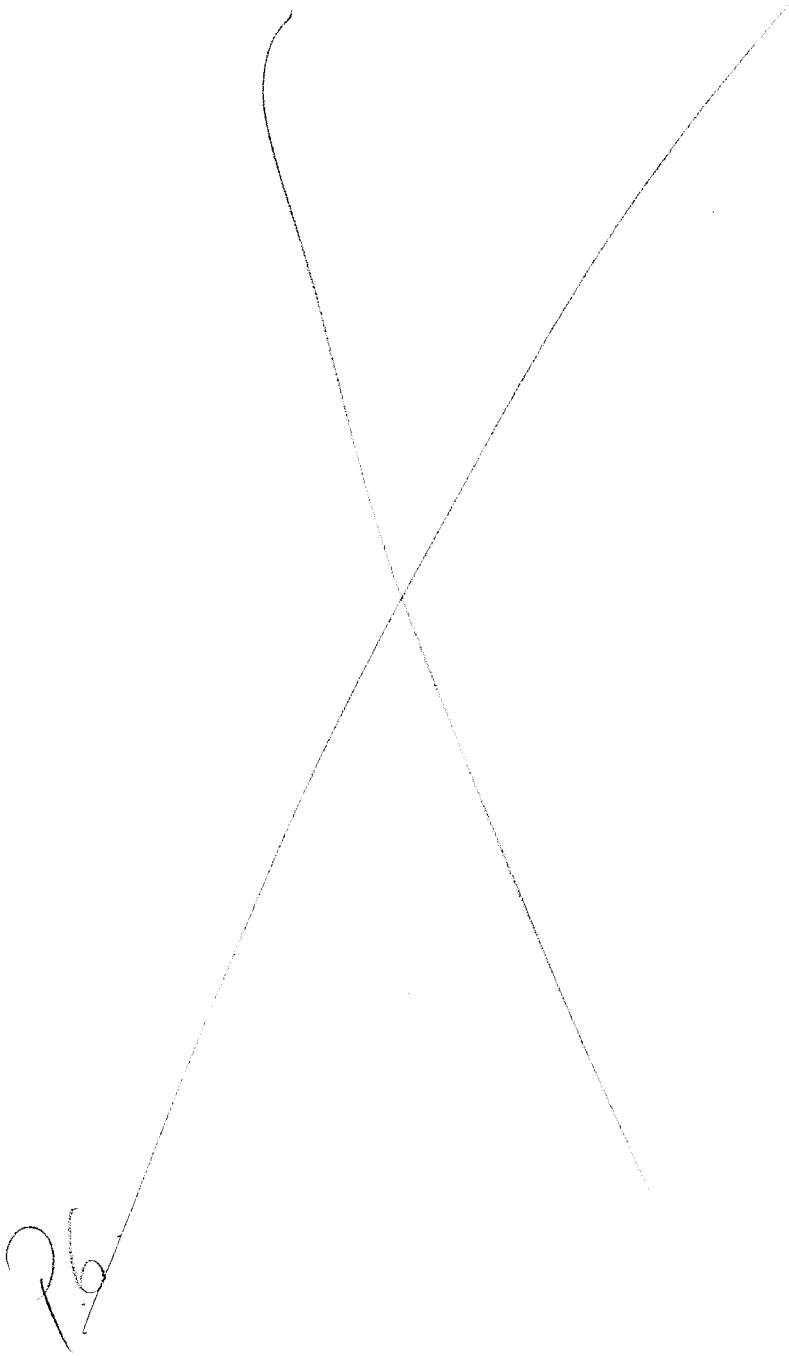
Charles Olsen, Wesley Bowden.

Due to lack of Quorum members present, meeting was adjourned at 7:50 P.M.

APPROVED BY: \_\_\_\_\_

ATTESTED BY: \_\_\_\_\_

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NAPLES PLANNING & ZONING COMMISSION  
April 24, 1986

MINUTES

This specially called Planning & Zoning meeting was called by Robert Kay, Chairman, and held April 24, 1986 at the Naples City Offices.

Commission Present

Wesley Bowden, Shane Mayberry

Council Representative

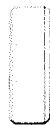
Dennis Judd, present.

Due to lack of members present to make a Quorum, meeting was adjourned at 8:00 P.M.

The next scheduled meeting will be May 8, 1986 at 7:00 P.M.

APPROVED BY: \_\_\_\_\_

ATTESTED BY: \_\_\_\_\_



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2. The second part of the document is a list of names and addresses of the persons who have been named in the document.

3. The third part of the document is a list of names and addresses of the persons who have been named in the document.

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NAPLES PLANNING & ZONING COMMISSION

May 8, 1986

MINUTES

This regularly scheduled meeting of the Naples City Planning & Zoning Commission was held May 8, 1986 at the Naples City Office.

Commission Present

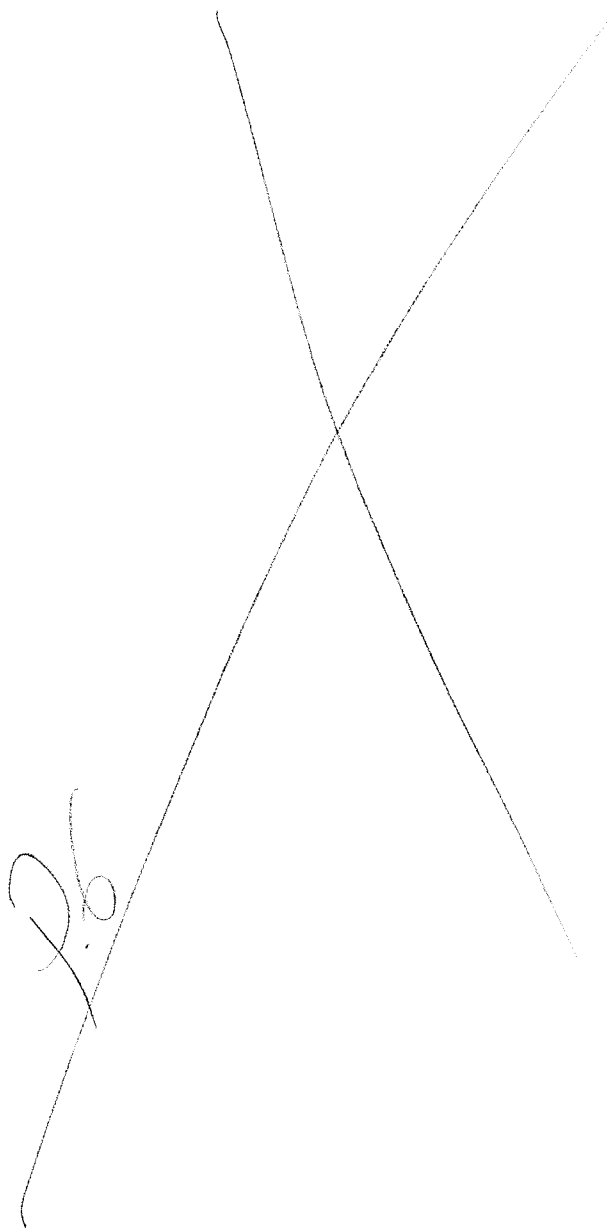
Charles Olsen

Due to lack of members present to make a quorum, the meeting was adjourned at 7:45 P.M.

APPROVED BY: \_\_\_\_\_

ATTESTED BY: \_\_\_\_\_

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**NAPLES PLANNING & ZONING COMMISSION**

MAY 11, 1989

**MINUTES**

This regularly scheduled meeting of the Naples Planning and Zoning Commission was held on May 11, 1989 at the Naples City Conference Room. Shane Mayberry, Chairman, called the meeting to order at 6:04 p.m..

COMMISSION PRESENT: Shane Mayberry, Randy Anderson, Robert Hunt, T.N. Keele

COMMISSION ABSENT: Susan Dart, Dean Baker, Ben Bridges, Craig Martin

COUNCIL REPRESENTATIVE: Dennis Judd -- present

OTHERS PRESENT: Craig Blunt

**Emergency Conditional Use Permit Reviewed:**

Gordon Estes of Gordies Body-N-Paint Shop  
Location: 1022 East 2500 South

The emergency conditional use permit was signed April 4, 1988. The conditions were read by Chairman Mayberry. Discussion followed.

Home occupations number 2, number 4, number 7, were being disregarded. Conditions for issuance number 1, number 2, number 4, were being disregarded. His permit has expired no attempt has been made for renewal.

Craig Blunt is to send a letter and a copy of agreement for the Emergency Conditional Use permit, let him know he s\is to cease and desist. He is to **reapply** before the council with the sections in violation corrected. Discussion followed.

Dennis Judd motioned the commission to contact Gordies Body-N-Paint Shop, Mr Gordon Estes, that 1. His permit has expired. 2. He is not in compliance with the permit agreement and to cease and desist the activities that are not in compliance. 3. Give him an opportunity to come in to compliance and renewal.

T.N. Keele seconded, the motion passed unanimously.

**Dinaland Country Club Estates**

Larry Steele sent chairman Mayberry a letter concerning the summary of rezone request letter of march 14, 1989. Dennis Judd read the letter of March 14, 1989 aloud. Discussion followed.

The project was reviewed and discussed. Commission wanted for the next meeting a work session to list items needed to final the plot project for presentation to city council.

Randy moved to adjourn at 10:30 p.m.

APPROVED BY: \_\_\_\_\_

ATTESTED BY: \_\_\_\_\_

**NAPLES PLANNING & ZONING COMMISSION**

MAY 31, 1989

**MINUTES**

This special meeting of the Naples City Planning & Zoning Commission was held on May 31, 1989 at the Naples City conference room. Shayne Mayberry, Chairman, called the meeting to order at 8:05 p.m..

**COMMISSION PRESENT:** Chairman Shane Mayberry, Susan Dart, Randy Anderson, Ben Bridges, T.M. Keele

**COMMISSION ABSENT:** Craig Martin, Robert Hunt, Dean Baker

**COUNCIL REPRESENTATIVE:** Dennis Judd -- absent

**OTHERS PRESENT:** Craig Blunt, later Lanny Kay, Carl Cobbs

Shane Mayberry welcomed new members to the Planning Commission, Randy Anderson, Ben Bridges, T.M. Keele, Craig Blunt was asked to review the Country Club Estates request, the action that has taken place and what was remaining to do.

The Commission reviewed the project and made a list of items needed for the final plat; as follows:

1. Mortgage or Bond where City is not liable for improvements.
2. Vicinity map as according to 02-28-003.
3. Engineering Drawing/preliminary plat most recent up date show the following on plat:
  - a. Existing sanitary items with 200 feet.
  - b. Cul-de-sac - for emergency vehicles 100 feet diameter.
  - c. Easement from 2000 East to subdivision - Statement on plat.
  - d. Statement on plat on how and who will keep the easement open.
  - e. Street name and or numbers, lot addresses
  - f. Drainage plan, where will the run off end up.

**FINAL DRAFT OF:**

1. Homeowners association
2. Clear title as land trade minutes from Vernal City meeting.
3. Restrictive Covenants.
4. Articles of Incorporation.

Shane requested Ray Nash to review the Bond/Mortgage and be at the next meeting with proper direction for the commission.

Commission would like to see improvements all in before any building permits for homes are issued.

Next meeting will be June 6th, 1989 at 8 p.m. instead of June 8th, 1989, in order to have a full quorum.

Meeting adjourned at 9:45 p.m.

#### 02-28-011 GENERAL PROVISIONS

1. Design standards - unnecessary hardship if strictly adhered to - Council could provide a variance - if does not destroy intent state on final plat. and reasons for variance in council minutes.

See 02-28-011 C Below and Above 7

02-28-012 Waiver of Design Standards

Approved by council September 29, 1988

Re-zone approved by Council following previous hearing October 20, 1988.

APPROVED BY: \_\_\_\_\_

ATTESTED BY: \_\_\_\_\_



**NAPLES PLANNING & ZONING COMMISSION**

JUNE 6, 1989

**MINUTES**

This meeting of the Naples City Planning & Zoning Commission was held on June 6th, 1989, at the Naples City conference room, Shane Mayberry, Chairman, called the meeting to order at. 8:35 p.m..

**COMMISSION PRESENT:** Chairman Shane Mayberry, Robert Hunt, Randy Anderson, T.M. Keele.

**COMMISSION ABSENT:** Susan Dart, Craig Martin, Dean Baker, Ben Bridges

**COUNCIL REPRESENTATIVE:** Dennis Judd -- absent

**OTHERS PRESENT:** Lanny Kay, Carl Cobbs, Ray Nash, Craig Blunt

Country Club Estates Final Plot Review:

Lanny Kay presented the final plot and reviewed with the commission the list of items requested by the commission; as follows:

- a. Cul-de-sac 100 dra at end of private road.
- b. Easement from 2000 E to sub-division is shown on plot.
- c. Statement on keeping easement open: Vernal City will provide.
- d. Right-of-way of adjacent land owners- statement on plot.
- e. Street name and or numbers, lot addresses - on plot.
- f. Drainage plan - is shown on plot

FINAL DRAFT OF:

1. Home owners association - no changes
2. Clear title or land trade - Minutes from Vernal City meeting will be provided.
3. Articles of Incorporation - no changes
4. Restrictive Covenants - newly written and updated, Ray Nash will review.

Discussion followed on each item:

**Ray Nash reviewed Mortgages/Bond for Improvements.**

Ray Nash: The city should not get involved or saddled with the construction of the private road. If Country Club Estates does not put in the improvements who will be left responsible? The city could not afford to do it. It would be better that someone else Bond for the road. Discussion followed.

Following discussion, Randy Anderson moved to recommend the Country Club Estates for final approval to the Naples City Council subject to:

1. The letter from Ashley Valley Water And Sewer District waving the sewer hook up due to elevation differences requiring pumping.
2. Minutes from Vernal City verification of land transfer.
3. Naples City Attorney's of final draft of restrictive covenants.
4. Satisfaction be met with strict adherence to 02-28-003-5 and 6, 02-28-006 as follows:
5. POST PERFORMANCE GUARANTEE (see also 2-28-008)
  - a. Subdivisions requiring final plat: after approval of the final plat of a subdivision by the planning commission, the subdivider shall either construct required improvements, or post a bond, or other assurance, with the county commission in an amount, as determined by the county Engineer, sufficient to cover the costs of any improvements required under this code as a guarantee that said improvements will be installed and paid for without cost to the county.
  - b. Subdivisions not requiring a final plat: prior to the approval of the preliminary plan by the planning commission, the subdivider shall post a bond, or other assurance, with the county commission in an amount, as determined by the County Engineer, sufficient to cover the costs of installing any improvements required under this code as a guarantee that said improvements will be installed and paid for without cost to the county.
6. **OBTAIN APPROVAL OF THE COUNTY COMMISSION.**

After posting bond, or other assurance, the final plat shall be submitted to the county commission for approval. Unless otherwise provided on the plat, approval of the final plat by the county commission shall constitute the acceptance by the county of all streets and other properties dedicated for public use.

02-28-006. IMPROVEMENTS REQUIRED

Improvements shall be installed in all subdivision, in accordance with standards and requirements hereinafter set forth, provided, however, that actual construction of required improvements in the subdivision may be delayed up to two (2) years, where a suitable bond, or other assurance is furnished to the county by the subdivider, as provided for elsewhere in this code (see particularly sections 02-23-003-7 and 02-23-008-1 through 4).

Based on the strong recommendation of Naples City Attorney to avoid a mortgage as an assurance the improvements would be completed.

5. Attainment of verification from Vernal City that Vernal City will be solely responsible to maintaining access and provide for through traffic necessary for Health Welfare and Safety etc... of the said subdivision.

The motion was seconded by T.M. Keele Vote was unanimous.

OTHER BUSINESS

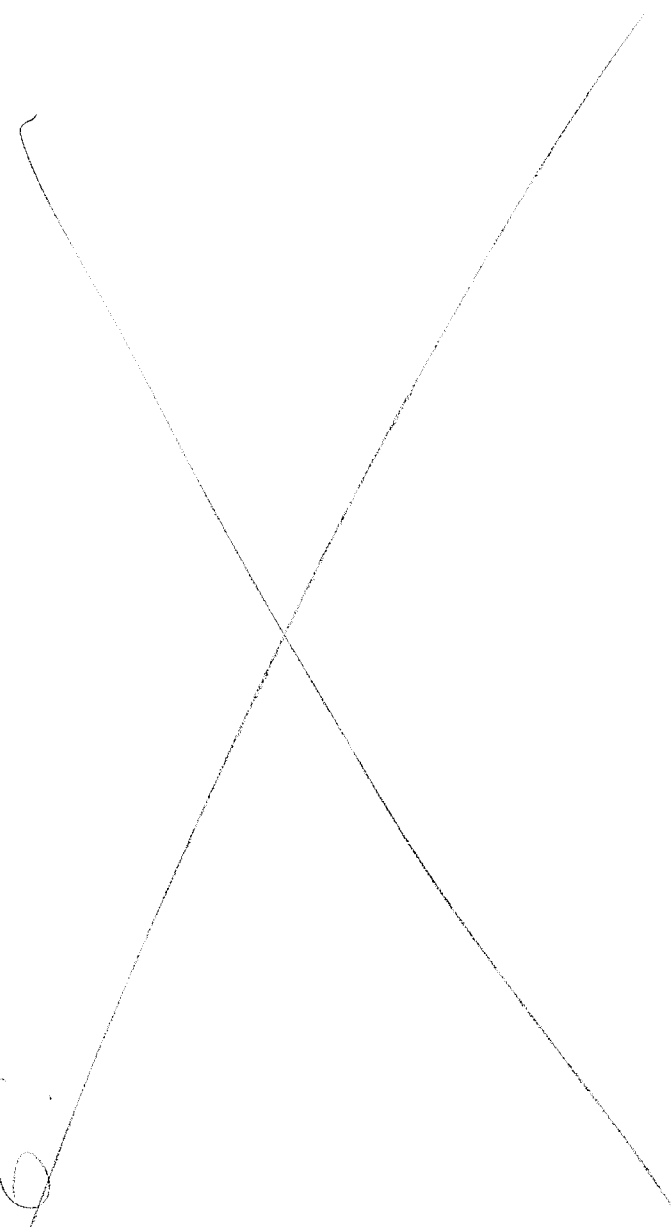
Ashley Valley Water and Sewer's ordinance in requiring residents within 300 feet to hook on to the sewer and stub outs were not provided for existing structures. When the construction of the sewer was being done. What should be done with future sewer constructions and existing road pavement condition via what the district is asking residents to do to the road to get the sewer hook up. Discussion followed.

Robert Hunt moved to adjourn at 10:30 p.m.

APPROVED BY: \_\_\_\_\_

ATTESTED BY: \_\_\_\_\_

26



NAPLES PLANNING & ZONING COMMISSION  
June 12, 1986

MINUTES

Due to lack of business, our regularly scheduled meeting of June 12, 1986 was cancelled.

July 10, 1986 will be our next meeting.

APPROVED BY: \_\_\_\_\_

ATTESTED BY: \_\_\_\_\_

~~26~~

NAPLES PLANNING & ZONING COMMISSION  
July 10, 1986

MINUTES

This regularly scheduled meeting of the Naples City Planning & Zoning Commission was held July 10, 1986 at the Naples City Office.

Commission Present

Shane Mayberry

Due to lack of members to make a Quorum, the meeting was adjourned at 8:15 P.M.

APPROVED BY: \_\_\_\_\_

ATTESTED BY: \_\_\_\_\_

~~26~~





NAPLES PLANNING & ZONING COMMISSION  
August 8, 1986

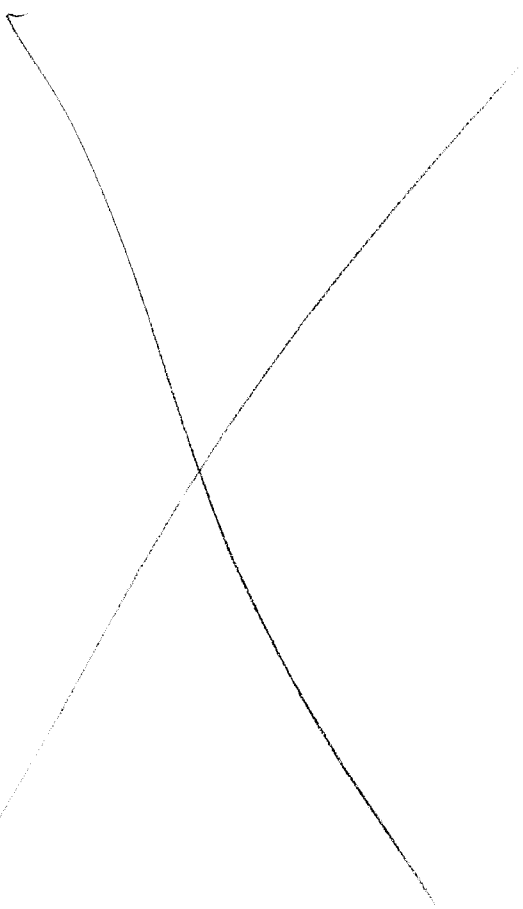
MINUTES

This regularly sheduled meeting was adjourned due to lack of a Quorum.

APPROVED BY: \_\_\_\_\_

ATTESTED BY: \_\_\_\_\_

26



NAPLES PLANNING & ZONING COMMISSION  
September 11, 1986

MINUTES

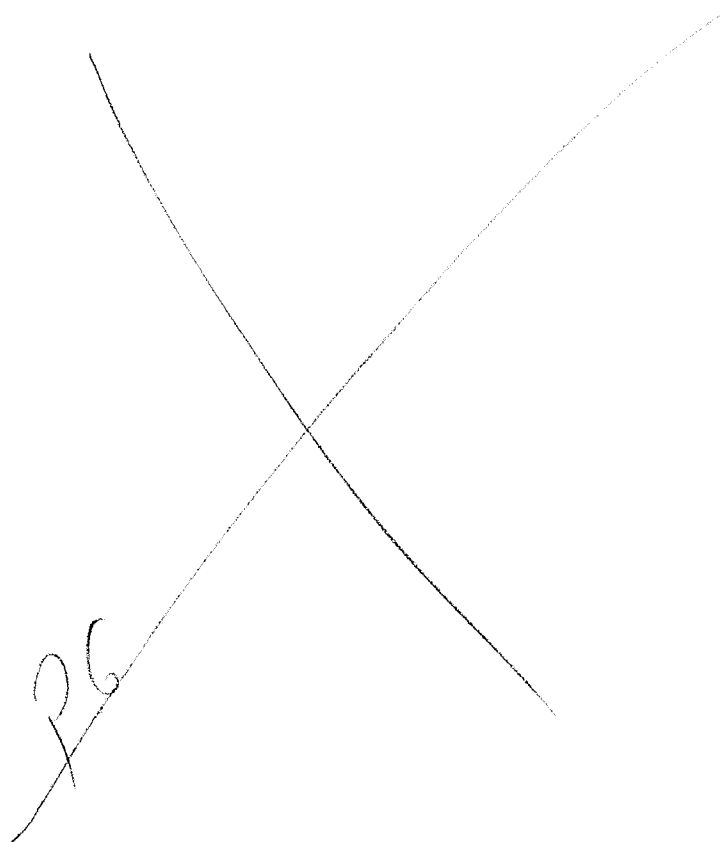
Due to lack of business, our regularly scheduled meeting of September 11, 1986 was cancelled.

October 9, 1986 will be our next scheduled meeting.

APPROVED BY: \_\_\_\_\_

ATTESTED BY: \_\_\_\_\_

26



NAPLES PLANNING & ZONING COMMISSION  
October 9, 1986

MINUTES

This regularly scheduled meeting of the Naples City Planning & Zoning Commission was held October 9, 1986.

Due to lack of members to make a quorum, the meeting was adjourned.

APPROVED BY: \_\_\_\_\_

ATTESTED BY: \_\_\_\_\_

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NAPLES PLANNING AND ZONING COMMISSION

NOVEMBER 21, 1986

MINUTES

This unscheduled meeting of the Naples Planning and Zoning Commission was called and held on November 21, 1986, at the Naples City Office. Vice Chairman Wesley Bowden called the meeting to order at 7:40 p.m.

COMMISSION PRESENT

Wesley Bowden, Charles Olsen, Phillip Manwaring.  
City Council Representative -- Dennis Judd-- Present  
Others present: Lloyd Wales, Glen Dennison, Craig Blunt

CONDITIONAL USE PERMIT IN A RF&M ZONE / GARY REDDEN

Gary Redden is buying the L.D.S. property located at 2100 E 2500 S. ownership plat book 6 page 46 #021 lot 2. The zone provides a conditional use permit (02-26-003) Oil & gas, mining and processing of minerals.

Gary Redden would like to use the old Beehive block building as a warehouse for his business. He ships parts for oil gas and mining company's as well as agricultural needs.

He also wants to put a caretakers dwelling on the property. The dwelling would be located on the site of the LDS church has been renting to tenants. He later will build a permanent home.

The Commission received the requirements, listed for RF & M zone. The commission then reviewed the conditional use permit requirements.

the Commission explained to Gary that a conditional use permit needs to be renewed at the time limit the commission sets. There is a possibility that future circumstances and conditions would stop renewal of the conditional use permit.

The commission asked Gary, "Do you feel comfortable operating with a conditional use permit?" Gary answered "yes".

Charles Olsen moved to give a conditional use permit for 2 years with the following conditions:

1. Can not expand on to the block building without appearing before the planning commission for approval of plans for expansion.

2. This permit is for Gary Redden only, it is not transferable.

### GORDON ESTES RA-1

Requesting a temporary business license. (Automotive Repair) what can be done to allow him to work at home.

### COMMISSION REVIEW REQUEST

Home occupations & conditional use permits are not permissible for the type of business requested.

Dennis Judd moved to recommend an amendment to the RA-1 zoning to the council by adding an emergency conditional use permit. Phillip Manwaring seconded. Passed with all present voting aye.

### PURPOSE

The purpose of Emergency Conditional uses is to allow, in an RA-1 zone, a temporary integration of uses that may be desirable only in the RA-1 zone due to conditions and circumstances peculiar to economic emergencies. This will assist individuals, temporarily (with certain conditions) and will make the use suitable only if such uses are designed and laid out on the proposed site in a specific manner.

### BASIS FOR ISSUANCE AND REVIEW PROCEDURES

An Emergency Conditional Use Permit is allowed on a temporary basis. The Planning and Zoning Commission shall not authorize an Emergency Conditional use unless evidence is presented to establish the following:

1. Conditions meet all of Chapter 02-6 - "Conditional Use"
2. Conditions meet all of Chapter 02-10 - "Home Occupations with the exceptions of 01-10-003-5"
3. Conditions are met in an existing structure
4. Issued to one individual not transferable

The decision of the Planning & Zoning Commission shall be subject to review by the City Council. City council may uphold or reverse the decision of the Planning & Zoning Commission and may impose additional conditions it may deem necessary. The decision of the City Council shall be final.

### TERM

Emergency Conditional Use Permit is for one year and is renewable for one additional year, but shall not exceed a total of two years and shall not be renewable following said two years.



Emergency Conditional Use Permits may be revoked by the City Council after review and recommendation by the Planning and Zoning Commission, upon failure to comply with the conditions imposed the original approved permit.

**BUSINESS LICENSE AND BUILDING PERMIT**

Upon obtaining an Emergency Conditional Use Permit, the property owner shall apply for a building permit and business license permit and shall follow the permit process.

Adjourned 9:45 p.m.

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Commission Chairman

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Attested By

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## EMERGENCY CONDITIONAL USE PERMIT

### PURPOSE:

The purpose of Emergency Conditional Uses is to allow in an RA-1 Zone, a temporary integration of uses that may be desirable only in the RA-1 Zone due to conditions and circumstances peculiar to economic emergencies. this will assist individuals, temporarily (with certain Conditions) and will make the use suitable only if such uses are designed and laid out on the proposed site in a specific manner.

### BASIS FOR ISSUANCES & REVIEW PROCEDURES:

The Mayor & Council must declare an emergency Condition before an Emergency Conditional Use Permit can go in effect.

#### Basis for Declaration:

##### 1. Economic recession

An Emergency Conditional use Permit is allowed on a temporary basis. The Planning & Zoning Commission shall not authorize an Emergency Conditional Use unless evidence is presented to establish the following:

1. Conditions meet all of Chapter 02-  
"Conditional Use".
2. Conditions meet all of Chapter 02-10  
"Home Occupations" with the exception  
of 02-10-003-5.
3. Conditions are met in an existing structure
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## BUSINESS LICENSE & BUILDING PERMIT

Up on obtaining an Emergency Conditional Use the property owner shall, if necessary, apply for a building permit and business license permit and shall follow the permit process.

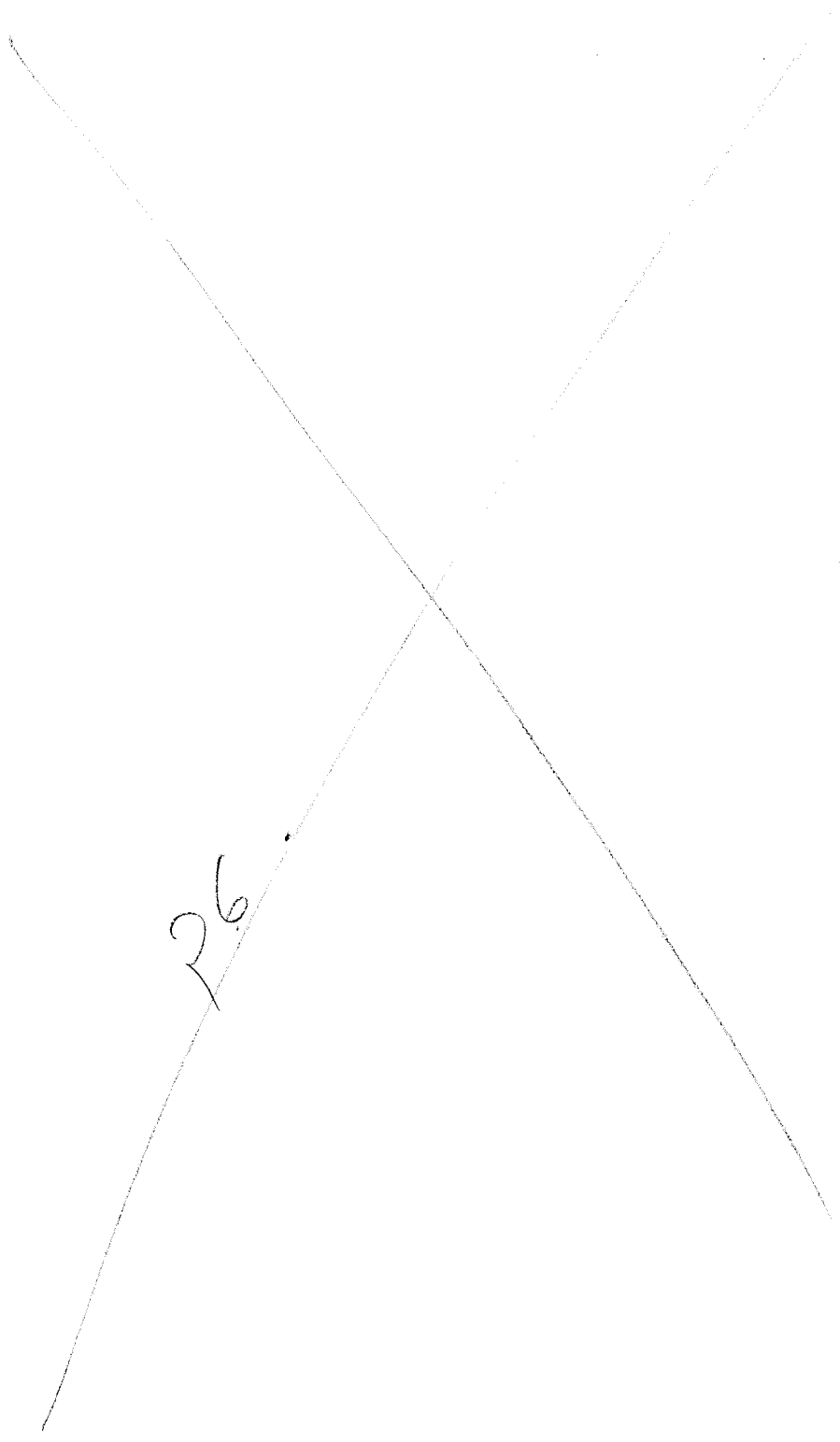
NAPLES PLANNING & ZONING COMMISSION  
December 11, 1986

MINUTES

This regularly scheduled meeting was Cancelled for the City Christmas Party.

APPROVED BY: \_\_\_\_\_

ATTESTED BY: \_\_\_\_\_



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